

CITY PLAN COMMISSION DOCKET

Tuesday, April 19, 2016

9:00 A.M.

26th Floor, Council Chamber**Members**

Babette Macy, Chair	Enrique Gutierrez
Rev. Stan Archie, Vice-Chair	Trish Martin
Bobbi Baker-Hughes	Coby Crowl
Margaret J. May	Diane Burnette

9:00 A.M. – OTHER MATTERS

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

Council Planner Docket

District No. **9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

Council Planner Docket

District No. **9:00 A.M.**

- | | | | |
|---|----|----|---|
| 1 | AW | 1. | <p>Case No. 11660-P-15 – To consider approval of a Chapter 80 final plan in District R-6 (Residential dash 6) on 0.21 acres, generally located north of NE Staley Farms Drive and east of N. Garfield Avenue, to allow for landscaping and monument signage in private open space tracts.
(Continued from 4-5-16, No Testimony)
Applicant: Julian Development Company, repr. Brian Forquer, Lutjen, Inc.</p> |
| 2 | OA | 2. | <p>SD 1528, Final Plat – The Village at Green Hills - To consider approval of a final plat on about 7 acres, in District B3-3 (Community Business 3 dash 3), generally located on the east side of N. Green Hills Road, approximately</p> |

200 feet south of 152 Hwy, creating four (4) commercial lots and one (1) tract. (Continued from 4-5-16, No Testimony)
Applicant: Greenhills, Inc., repr. Jason Robbins, Aylett Survey Co

- 2 OA 3. **Case No. SD 0964 CC – Staley Hills, Seventh Plat** - To consider approval of a final plat in District R-6 (Residential dash 6) on approximately 27 acres, generally located on the west side of Woodland Avenue, between NE Cookingham Drive on the north and NE 111th Terrace on the south, creating 63 residential lots and five (5) tracts.
Applicant: Hunt Midwest Real Estate Investment LLC. repr. Shannon Buster P.E.
- 2 JE 4. **Case No. 14519-MPD-1** About 6.5 acres generally located on the east side of I-29 between NW 79th Street and NW 82nd Court, to consider the approval of a final plan in District MPD (Master Planned Development) for a retail building and parking.
Applicant: Edgewood Farm Partners rep. Steve Wargner
- 4 JE 5. **Case No. SD1466-** Final Plat Swinney School Apartments, about 2.59 acres generally located on the north side of W 47th Street between Holly Street on the west and Jarboe Street on the east, to consider the approval of a final plat in Districts R-1.5 and R-2.5 (Residential 1.5 and 2.5) for one lot for 80 residential units and office space.
Applicant: Kaw Valley Engineering
- 2 OA 6. **Case No. 11696-P-35** - To consider approval of a Chapter 80 final plan in District B3-2 (Community Business 3 dash 2) on about 1.5 acres, generally located at the southwest northeast corner of I-35 and Hwy 152, on the south side of Church Road, to allow for a 2,200 square foot building addition.
Applicant: Monarch Acquisitions LLC.

END OF CONSENT AGENDA

NEW CASES

- 5 AW 7. **Case No. 1715-V-** A request to vacate 24th Street from the east line of Interstate 35 to the west line of vacated West Pennway.
Applicant: Ryan Adams
- 4 AW 8. **Case No.-8254-P-7** About .43 acres generally located at the southeast corner of Bellevue Avenue and W 44th Street, to consider approval of rezoning the property from District R-1.5 to District B2-2 to allow an existing legally non-conforming bar and grill to remain.
Applicant: Melissa Redman

CONTINUED CASES

2 OA 9. **Case No. SD 1526** - Preliminary Plat – Woods At Windrose Townhomes - To consider approval of a preliminary plat in District R-7.5 (Residential dash 7.5), on about 70 acres generally located at the southeast corner of Mo. Hwy. 152 and North Oak Trafficway, creating two (2) residential lots. (Case No. SD 1526-A is a companion case.) (Continued from 04-05-16; No Testimony)
Applicant: RIC, repr. Roger L. Cassidy

2 OA 10. **Case No. SD 1526A** - Final Plat – Woods At Windrose Townhomes - To consider approval of a final plat in District R-7.5 (Residential dash 7.5), on about 7.2 acres generally located at the southeast corner of Mo. Hwy. 152 and North Oak Trafficway, creating one (1) residential lots. (Continued from 04-05-16; No Testimony)
Applicant: RIC, repr. Roger L. Cassidy

NEW CASES:

2 OA 11. **Case No. SD 0964AA** – Preliminary Plat – Staley Hills Villas - To consider approval of a preliminary plat in District R-2.5 (Residential dash 2.5), on about 14 acres generally located on the west side of Woodland Avenue, between NE 111th Terrace on the north and NE Shoal Creek Pkwy on the south, creating 38 residential lots and two (2) tracts. (Case No. SD 0964-BB is a companion case.)
Applicant: Hunt Midwest Real Estate Investment LLC. repr. Shannon Buster P.E.

2 OA 12. **Case No. SD 0964BB** – Final Plat – Staley Hills Villas - To consider approval of a final plat in District R-2.5 (Residential dash 2.5), on about 14 acres generally located on the west side of Woodland Avenue, between NE 111th Terrace on the north and NE Shoal Creek Pkwy on the south, creating 38 residential lots and two (2) tracts
Applicant: Hunt Midwest Real Estate Investment LLC. repr. Shannon Buster P.E.

2 OA 13 **Case No. 6000-P-5** – About 20.28 acres generally located on the north side of NW Barry Road on both sides of N. Granby Avenue, to consider rezoning the tract of land from District R-2.5 (Residential dash 2.5) to District R-1.5 (Residential dash 1.5).
Applicant: St Joe Two, Inc. repr. William T. Mann

4 JE 14. **Case No. SD 1531**, Preliminary Plat, Fairfax Building – To consider approval of a preliminary plat in District DC-15 (Downtown Core dash 15), on about 0.22

City Plan Commission
Page 4
April 19, 2016

acres generally located at the southwest corner of 11th Street and Baltimore Avenue, creating one (1) lot.

Applicant: Brookfield Investment LLC. repr. Taliaferro and Brown

- 2 JE 15 **Case No. 691-S-5** – About 32 acres generally located east of N Platte Purchase Drive between M-152 and NW 88th Street, to consider an amending the Gashland/Nashua Area Plan from Mixed Use Neighborhood to Mixed Use Community.
Applicant: Costco Wholesale Corp, repr. Jim Bowers White Goss
- 2 JE 16. **Case No. – 14663-MPD** – About 19 acres generally located east of N Platte Purchase Drive between M-152 and NW 88th Street, to consider rezoning from District R-80 (Residential dash 80) to District MPD (Master Planned Development) and approval of a development plan that serves as a Preliminary Plat for retail use. (Case No. 691-S-5 is a companion case.)
Applicant: Costco Wholesale Corp, repr. Jim Bowers White Goss

CONTINUED CASES

- 1 JE 17. **Case No. 14505-P** -- About 59.2 acres generally located at the northwest corner NE 108th Street and N. Eastern Avenue, to consider rezoning the site from R80 (Residential 80) to R-7.5 (Residential 7.5). (Continued from 04-05-16 No Testimony)
Applicant: Star Development Corp. repr. AGC Engineers, Inc.
- 1 JE 18. **Case No. SD 1492** – Providence Pointe – Preliminary Plat – About 59.2 acres generally located at the northwest corner NE 108th Street and N. Eastern Avenue, to consider approval of a Preliminary Plat in District R-7.5 (Residential 7.5) creating 165 single family lots and 4 tracts. (Continued from 04-05-16, No Testimony)
Applicant: Star Development Corp. repr. AGC Engineers, Inc.

NEW CASE

- 4 JR 19. **Case 14271-UR-2** – To consider approval of a rezoning from District DX-15 (Downtown Mixed Use) to District UR (Urban Renewal) and a preliminary development plan on about 0.25 acres generally located at 1723 Walnut St to allow conversion and expansion of an existing building for a mixed use project.
Applicant: Linden Street Partners repr. KEM Studio

CONTINUED CASES

- 5 JR 20. **Case No.667-S-1** A request to amend the 350 Highway-Blue Parkway Corridor Plan by changing the recommended land use on about 43

acres in an area bordered by E. 59th Street on the north, approximately 1,000 feet north of E. 63rd Street on the south, Booth Avenue extended on the east and Blue Parkway on the west, from residential low density and office to high density residential, office and manufacturing. (Continued from 03-15-16 No Testimony)

Applicant: 350 Recycle Center Partners, LLC repr. White Goss

- | | | | |
|---|----|-----|---|
| 5 | JR | 21. | <p>Case No. 14633-MPD About 43 Acres generally by bordered by 59th Street on the north, approximately 1,000 feet north of 63rd Street on the south, Booth Avenue extended on the east and Blue Parkway on the west, to consider rezoning the parcels from Districts R-7-5 (Residential dash 7.5), B2-2 (Neighborhood Business 2 dash 2), M1-5 (Manufacturing 1 dash 5) to District MPD (Master Planned District) and approval of a development plan that allowed for the continued use (and expansion) of the trucking and hauling business, development of an office/ mobile container storage yard and future multi-family residential Continued from 03-15-16, No Testimony)</p> <p>Applicant: 350 Recycle Center Partners, LLC repr. White Goss</p> |
| 4 | JR | 22. | <p>Case No. 733-S- Declaring an area of about 1 acre generally located at the southwest corner of 17th St and Madison St to be blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, and approving a PIEA general development plan for the same, said plan to be known as the 17th & Madison PIEA General Development Plan. (Continued from 4-5-16; No Testimony)</p> <p>Applicant: Planned Industrial Expansion Authority repr. David Macoubrie</p> |
| 4 | JR | 23. | <p>Case 675-S-7 – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 0.38 acres generally located at 1724 Madison St from residential low (urban) to residential high. (Continued from 4-5-16, No Testimony)</p> <p>Applicant: EPC Real-Estate Group</p> |
| 4 | JR | 24. | <p>Case No. 14653-UR- About 1 acre generally located at the southwest corner of 17th St and Madison St, to consider rezoning from Districts B1-1 (Neighborhood Business 1) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), and consider approval of a preliminary development plan allowing construction of an approximately 65,000 sq. ft. mixed use building and four (4) townhouses (Continued from 4-5-16, No Testimony)</p> <p>Applicant: EPC Real-Estate Group</p> |
| 3 | PN | 25. | <p>Case No. 685-S-9 – To amend the Heart of the City Area Plan for approximately 4.6 acres generally bounded by E. 27th Street on the north, Prospect Avenue on the east, E. 28th Street on the south, and Wabash Avenue</p> |

City Plan Commission
Page 6
April 19, 2016

and the north/south alley located west of Wabash Avenue on the west to change the recommended land use from Residential Low Density (Urban) to Mixed Use Neighborhood. (Continued from 4-5-16; No Testimony)
Application: Morningstar's Development Company, Inc. repr. Lamin Nyang, Taliaferro & Browne, Inc.

- 3 PN 26. **Case No. 14495-MPD-1** - To consider a request to rezone approximately 4.6 acres generally bounded by E. 27th Street on the north, Prospect Avenue on the east, E. 28th Street on the south, and Wabash Avenue and the north/south alley located west of Wabash Avenue on the west from Districts R1.5 (Residential, 1,500 sq. ft. lot area) and District MPD (Master Planned Development) to District MPD and approve an MPD plan for a community center and auditorium (entertainment and spectator sports), single and multi-family residential, and parking lots (Continued from 4-5-16; No Testimony)
Applicant: Morningstar's Development Company, Inc. repr. Lamin Nyang, Taliaferro & Browne, Inc.

NEW CASES

- CW JE 27. **Case No. 175-S-32** Adopting certain revisions to the Major Street Plan for Kansas City by changing portions of Attachments A, Typology Map; B, Tabular Listing of Street Typology Modifications; C, Parkway Typical Sections Modifications; D, "A Standard Parkway Design Criteria" Table Modifications; and E, Major Street Inventory Table Modifications – all, as they relate to the Parkway and Boulevard system.
Applicant: Parks and Recreation Department
- CW GW 28. **Case No. 728-S** Adopting the Kansas City Transit Oriented Development Policy as a guide for future development and public investments near transit stations and along transit corridors.
Applicant: City Planning and Development Department



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

DB:nw